Bill Garrett Davidson County
Batch# 129728 DEEDWARR
08/16/2018 10:37:17 AM 2 pgs
Fees: $13.00 Taxes: $732.60
20180816-0081204

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$198,500.00~~ $198,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2018.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Schatzie Brunner	new owner	Map 16-13-0-C Parcel 083-00co
105 Leake Ave. #83		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca Murray Clayton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Schatzie Brunner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 83 together with Parking Space No. 63 of the Revised Belle Meade Tower Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Ace, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to John O'Neal Clayton, Jr., Trustee of the O'Neal Clayton Trust U/W dated February 20, 1997, as amended to change the Trustee by Agreement dated March 23, 2011 by Deed dated June 5, 2012 from Robert James Doherty of record in Instrument No. 20120607-0049912 and further conveyed to Rebecca Murray Clayton by Quitclaim Deed dated June 30, 2014 from John O'Neal Clayton, Jr., Trustee of the O'Neal Clayton Trust U/W dated February 20, 1997 of record in Instrument No. 20140707-0059461, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20001020-0104050, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, Page 530, and as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and in Instrument No. 20120405-0029426, Register's Office for Davidson County, Tennessee. 3) By-Laws of Belle Meade Tower Homeowners' Association, Inc., of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, and in Instrument No. 20030902-0126376, and in Instrument No. 20120405-0029434, and as amended in Instrument No. 20170808-008119, Register's Office for Davidson County, Tennessee. 4) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office. 5) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **105 Leake Ave. #83, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **10th** day of **August, 2018.**

Rebecca Murray Clayton

Rebecca Murray Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rebecca Murray Clayton , the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2018.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.